

**CITY OF BOULDER
LANDMARKS BOARD
February 5, 2014
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the February 5, 2014 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Mark Gerwing, Chair

Liz Payton

Kirsten Snobeck

Nick Fiore

Kate Remley

*Crystal Gray **Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

1. CALL TO ORDER

The roll having been called, Chair **M. Gerwing** declared a quorum at 6:04 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **M. Gerwing**, seconded by **L. Payton**, the Landmarks Board approved (5-0) the minutes as amended of the January 8, 2014 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

**4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION
APPLICATIONS ISSUED AND PENDING**

- **Statistical Report**

5. ACTION ITEMS

- A. Public hearing and consideration of whether to initiate individual landmark designation for the property located at 1045 Linden Ave., per Section 9-11-3 of the Boulder Revised Code, 1981 (HIS2013-00182). Owner: John and Kathy Steinbaugh.

Staff Presentation

M. Cameron made a presentation to the board.

Owner's Presentation

David Eisenstein, 225 Canyon Blvd., lawyer representing the owners, spoke in opposition to landmark initiation and spoke of efforts the owners have taken during the stay-of-demolition, and noted that the owners would be willing to place plaques at the site and at the Ted Allen horseshoes pits at 28th and Mapleton Ave. and document the property following Historic American Building Standards.

L. Payton asked the owners' representative what variances it would take for the owners to be interested in preserving the building in place.

D. Eisenstein stated that leaving the structure on that parcel of land diminishes any financial viability, decreases the value of the land. Keeping house on that lot would entail spending money to make it functional. In addition, the owners are not interested in becoming developers.

M. Cameron said that the owner has expressed that he is not interested in pursuing any variances and does not want the lot to be cluttered with multiple buildings.

Public Hearing

Joyce Davies, 350 Ponca Pl., #462, spoke of Historic Boulder's role in the history of historic preservation in Boulder and spoke in support of preserving small houses, including this one, despite its poor condition.

Bev Potter, 3201 11th St., spoke in support of initiating landmark designation based upon the social history associated with Ted Allen and that restoration costs should be further analyzed to seek a feasible way to preserve the house.

Abby Daniels, 1123 Spruce St., in support of initiating landmark designation, noting that Historic Boulder's Preservation Committee voted unanimously to do so in that it considers the property to be potentially eligible for individual listing in the National Register of Historic Places.

Karl Anuta, 4840 Thunderbird, in support of landmark initiation.

Kathryn Barth, 2940 20th St., spoke of her experience on the Landmarks Board and expressed her support of landmark initiation.

Motion

On a motion by **L. Payton**, seconded by **K. Remley**, the Landmarks Board adopt a resolution (2-3, **M. Gerwing**, **N. Fiore**, and **K. Snobeck** opposed) to initiate the landmark designation for the property at 1045 Linden Ave. as an individual landmark whereas on January 8, 2014 the Landmarks Board voted to schedule an initiation hearing for 1045 Linden now therefore be it resolved by the Landmarks Board of the City of Boulder, Colorado and will schedule an designation hearing in accordance with the Historic Preservation Ordinance no fewer than 60 days and no greater than 120 days from the date of this resolution.

The motion failed.

L. Payton was heartened to see members of the public involved with early preservation efforts in Boulder at the hearing.

K. Snobeck stated that while she voted against holding this hearing, she was glad to have this hearing, but she will not be voting in favor of landmark initiation.

N. Fiore stated that the purpose of these meetings was to explore possible options to preserve the building. He is against landmarking over the owner's objection.

- B. Public hearing and consideration of a Landmark Alteration Certificate for the on-site relocation of a contributing accessory building to the northwest corner of the lot at 2003 Pine St. per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00013). Owner: Andrew and Kristin MacDonald.

Board members were asked to reveal any ex-parte contacts they may have had on this item.

N. Fiore made a site visit

L. Payton made a site visit

K. Snobeck made site visits and reviewed the accessory building at the Landmarks design review committee meeting

K. Remley made a site visit

C. Gray made a site visit with a former Landmarks Board member

Staff Presentation

J. Hewat made a presentation to the board.

Applicant's Presentation

Phil McEvoy, 1928 Pearl St., architect and representative of the applicant, spoke in support of approving the Landmark Alteration Certificate application.

Public Hearing

Abby Daniels, 1123 Spruce St., Boulder, CO spoke in support of the Landmark Alteration Certificate application.

Motion

On a motion by **M. Gerwing**, seconded by **L. Payton**, the Landmarks Board adopted (5-0) the staff memorandum dated February 5, 2014 in matter 5B (HIS2014-00013) as the findings of the board and approves relocation of the existing contributing accessory building to the northwest corner of the lot at 2003 Pine St., and supports the requested setback variance, finding that the relocation generally meets the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

- 1) The applicant shall be responsible for ensuring that the development shall be constructed in compliance with approved plans dated 01.22.2014 on file in the City of Boulder Community Planning and Sustainability Department.

- 2) Prior to submitting building permit and issuance of a landmark alteration certificate, Historic Preservation Staff shall review and approve methodology for relocation of the accessory building.

This recommendation is based upon staff's opinion that, provided the condition listed above is met, the proposed construction will be generally consistent with the standards for issuance of a Landmark Alteration Certificate as specified in Section 9-11-18, B.R.C. 1981, and the *General Design Guidelines*.

- C. Public hearing and consideration of a Landmark Alteration Certificate to demolish an existing accessory building and in its place construct a one-story, 487 sq. ft. garage and attached one-car carport, at 611 Concord Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2013-00281). Applicant: Jim Walker. Owner: William Hogrewe and Joy Barrett.

Board members were asked to reveal any ex-parte contacts they may have had on this item.

M. Gerwing recused himself.

All Landmarks Board members received letters.

K. Snobeck made a site visit.

Staff Presentation

J. Hewat made a presentation to the board.

Applicant's Presentation

Jim Walker, 1440 Lee Hill Dr., architect and representative of the applicant, spoke in support of the Landmark Alteration Certificate application, as submitted.

Public Hearing

Abby Daniels, 1123 Spruce St., spoke in support of the Landmark Alteration Certificate application.

Ken Foelske, 553 Concord, spoke in support of the Landmarks Alteration Certificate application.

Joy Barrett, 611 Concord Ave., spoke in support of the Landmarks Alteration Certificate application.

Motion

On a motion by **K. Snobeck**, seconded by **K. Remley**, the Landmarks Board approved (4-0, **M. Gerwing** recused) the demolition of the non-contributing accessory building and the construction of the proposed 487 sq. ft. garage and attached carport at 611 Concord Ave. as shown on plans dated 01.10.2014, finding that they generally meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, subject to the conditions below, and adopts the staff memorandum dated February 5th, 2014 as findings of the board with the following conditions:

- The applicant shall be responsible for ensuring that the development will be constructed in compliance with approved plans dated 01.10.2014 on file in the City of Boulder Community Planning and Sustainability Department, except as modified by these conditions of approval.
- Prior to building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit revised plans for proposed carport addition to the Landmarks design review committee showing a detail of a less integrated or permanent attachment of the carport to the historic accessory building, consistent with the *General Design Guidelines and Mapleton Hill Design Guidelines*.
- Prior to applying for a building permit, and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee: final details showing roofing, siding, windows and pedestrian and garage door details. These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines*.

6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

- A. Update Memo
- B. Subcommittee Update
 - 1) Demolition Ordinance
 - 2) Outreach
 - 3) Potential Historic Districts and Landmarks
 - 4) Design Guidelines

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 9:33 p.m.

Approved on _____, 2014

Respectfully submitted,

Chairperson